

Statements for Discussion

Floodplain Task Force Meeting

January 7, 2002

1. No Adverse Impact. No Adverse Impact is a concept that makes sense to adopt as a policy goal for the City of Lincoln.
2. Flexibility of New Floodplain Standards. Criteria for 'grandfather' exceptions for existing development should be established, flexibility regarding new stream crossing structures and other public infrastructure should be allowed, and consideration should be given to the use of a mitigation concept for flood storage where applicable.
3. Surplus/Vacated Floodplain Property Policy. The City should continue a policy for maintaining flood storage on surplus/vacated property in the floodplain and continue to allow flexibility regarding the storage area.
4. Floodplain Buyout Program. The City should have a proactive floodplain buyout program with dedicated funds, criteria for minimizing impacts to neighborhoods and historic districts, consideration given to the use of eminent domain, and strategies used to develop contiguous open space.
5. No Net Rise/Compensatory Storage Standard. A No Net Rise and Compensatory Storage standard should be adopted.
6. Floodplain Development Fee. The City should charge a floodplain development fee.
7. Stream Buffers. The 'Minimum Flood Corridor' or other stream buffer standard should be applied within the FEMA-mapped floodplains and along smaller stream corridors that do not have a delineated floodplain, with some impacts allowed if mitigated.
8. Best Management Practices. Special 'Best Management Practices' such as swales, water quality wetlands, retention cells, etc. should be required in floodplain areas.
9. Salt Creek Flood Storage Areas. Specific flood storage areas identified in

the City of Lincoln Flood Insurance Study for Salt Creek should be reflected in the ordinance.

10. Building Construction Standards. Buildings should be protected to an elevation greater than 1 foot above the 100-year flood elevation and the City's substantial improvement threshold should be applied on a cumulative basis.
11. Cluster Development.
 - a. There should be additional incentives for cluster development in the floodplain.
 - b. Cluster development should be required in the floodplain.
12. Best Available Study Information.
 - a. Ties between the watershed master plans for the City of Lincoln should be strengthened in the zoning and subdivision ordinances and development proposals should be compatible;
 - b. New floodplain standards should apply to the 100-year flood limits that are required to be shown with new subdivision proposals along smaller tributaries;
 - c. Standards should be based upon a "future conditions" floodplain when the information is available through master planning.